



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF WYLIE, COLLIN COUNTY, TEXAS	A parcel of land, as described in Special Warranty Deed, Recorded as Document No. 20081209001400130; A parcel of land, as described in Special Warranty Deed, Recorded as Document No. 20081209001400150, All Deeds recorded in the Office of the County Clerk, Collin County, Texas  The portion of the property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 480759	
AFFECTED MAP PANEL	NUMBER: 48085C0415J; 48085C0420J	
	DATE: 6/2/2009; 6/2/2009	
FLOODING SOURCE: MUDDY CREEK (UPPER REACH)		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 33.007, -96.562 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 6.0      DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
Parcel A	--	--	--	Portion of Property	X (shaded)	488.0 feet	--	489.0 feet

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION  
PORTIONS REMAIN IN THE FLOODWAY  
FILL RECOMMENDATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Kevin C. Long, Acting Chief  
Engineering Management Branch  
Mitigation Directorate



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### LEGAL PROPERTY DESCRIPTION (CONTINUED)

Parcel A: BEGINNING at a 1/2" iron rod found on the west line of a 2.387 acre tract for the Northeast corner of tract conveyed to F.O. Birmingham Memorial Land Trust; Thence South 86°33'57" West, along the North line of said 15.296 acre tract a distance of 570.17 feet to a 60d nail found in the base of a bois d'arc tree for the Northwest corner of said 15.296 acre tract; Thence South 85°01'38" West, a distance of 172.03 feet to a capped iron 5/8" iron rod set for corner; Thence South 88°22'40" West, a distance of 185.43 feet to a point for corner; Thence North 38°39'26" East, a distance of 766.59 feet to a 5/8" capped iron rod set for corner set on the southerly right-of-way line of F.M. 544 (120' R.O.W.) and the beginning of a non-tangent curve having a radius of 5789.58 feet; Thence 414.21 feet along said curve to the left having a central angle of 04°05'57", bearing South 74°08'24" East, a distance of 414.3 feet to a concrete right-of-way monument found for corner; Thence South 39°45'49" East, along the Southerly right-of-way line of F.M. 544 (120' R.O.W.), a distance of 31.91 feet to a 5/8" capped iron rod set of the Northwest corner of said 2.387 acre tract; Thence South 40°14'13" East, along the Southerly right-of-way line of F.M. 544 (120' R.O.W.) and a North line of said 2.387 acre tract, a distance of 48.40 feet to a 5/8" capped iron rod set for corner; Thence South 76°27'23" East, along the Southerly right-of-way line of F.M. 544 (120' R.O.W.) and a North line of said 2.387 acre tract a distance of 27.65 feet to a 5/8" capped iron rod set for corner on the West right-of-way line of Sanden Boulevard (55' R.O.W.), Thence South 03°58'21" East along the West right-of-way line of Sanden boulevard (55' R.O.W.) a distance of 360.76 feet to a 5/8" iron rod set for corner; Thence North 86°33;57" West, a distance of 54.99 feet to the point of BEGINNING

Parcel B: BEGINNING at a 5/8" iron rod set with a red plastic cap stamped "PBS&J", in the South right-of-way line of F.M. 544 (120' R.O.W), from whence a 5/8" iron rod found as the Southeast corner of a called 9.9031 acre tract of land, Thence South 70°31'38" East, along the South right-of-way line of said F.M. 544, a distance of 1073.1 feet to a 5/8" iron rod set for corner; Thence South 40°24'59" West, a distance of 815.07 feet; Thence North 51°56'14" West, a distance of 287.78 feet; Thence North 02°57'23" West, a distance of 521.15 feet; Thence North 53°19'38" West, a distance of 225.85 feet; Thence North 17°03'25" West, a distance of 150.54 feet to the Point of BEGINNING

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Kevin C. Long, Acting Chief  
Engineering Management Branch  
Mitigation Directorate



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### **PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 1 Property.)**

A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

#### **FILL RECOMMENDATION (This Additional Consideration applies to the preceding 1 Property.)**

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Kevin C. Long, Acting Chief  
Engineering Management Branch  
Mitigation Directorate



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (NON-REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF WYLIE, COLLIN COUNTY, TEXAS	A parcel of land, as described in Special Warranty Deed, Recorded as Document No. 20081209001400130; A parcel of land, as described in Special Warranty Deed, Recorded as Document No. 20081209001400150, All Deeds recorded in the Office of the County Clerk, Collin County, Texas  The portion of the property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 480759	
AFFECTED MAP PANEL	NUMBER: 48085C0415J; 48085C0420J	
	DATE: 6/2/2009; 6/2/2009	
FLOODING SOURCE: MUDDY CREEK (UPPER REACH)		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 33.007, -96.562 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 6.0      DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS NOT REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
Parcel B	--	--	--	Portion of Property	AE	490.3 feet	--	489.0 feet

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

#### LEGAL PROPERTY DESCRIPTION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). Therefore, flood insurance is required for the subject property described above. If fill was placed on the subject property to raise its elevation above the base flood elevation after the effective date of the first NFIP map showing the property in the SFHA, then, for the subject property to be outside of the SFHA, it must be demonstrated that the subject property is reasonably safe from flooding in accordance with Part 65.5(a)(4) of our regulations. Further guidance on determining if the subject property is reasonably safe from flooding may be found in FEMA Technical Bulletin 10-01. A copy of this bulletin can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination and information regarding your options for obtaining a Letter of Map Revision based on Fill. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Kevin C. Long, Acting Chief  
Engineering Management Branch  
Mitigation Directorate



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (NON-REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### LEGAL PROPERTY DESCRIPTION (CONTINUED)

Parcel A: BEGINNING at a 1/2" iron rod found on the west line of a 2.387 acre tract for the Northeast corner of tract conveyed to F.O. Birmingham Memorial Land Trust; Thence South 86°33'57" West, along the North line of said 15.296 acre tract a distance of 570.17 feet to a 60d nail found in the base of a bois d'arc tree for the Northwest corner of said 15.296 acre tract; Thence South 85°01'38" West, a distance of 172.03 feet to a capped iron 5/8" iron rod set for corner; Thence South 88°22'40" West, a distance of 185.43 feet to a point for corner; Thence North 38°39'26" East, a distance of 766.59 feet to a 5/8" capped iron rod set for corner set on the southerly right-of-way line of F.M. 544 (120' R.O.W.) and the beginning of a non-tangent curve having a radius of 5789.58 feet; Thence 414.21 feet along said curve to the left having a central angle of 04°05'57", bearing South 74°08'24" East, a distance of 414.3 feet to a concrete right-of-way monument found for corner; Thence South 39°45'49" East, along the Southerly right-of-way line of F.M. 544 (120' R.O.W.), a distance of 31.91 feet to a 5/8" capped iron rod set of the Northwest corner of said 2.387 acre tract; Thence South 40°14'13" East, along the Southerly right-of-way line of F.M. 544 (120' R.O.W.) and a North line of said 2.387 acre tract, a distance of 48.40 feet to a 5/8" capped iron rod set for corner; Thence South 76°27'23" East, along the Southerly right-of-way line of F.M. 544 (120' R.O.W.) and a North line of said 2.387 acre tract a distance of 27.65 feet to a 5/8" capped iron rod set for corner on the West right-of-way line of Sanden Boulevard (55' R.O.W.), Thence South 03°58'21" East along the West right-of-way line of Sanden boulevard (55' R.O.W.) a distance of 360.76 feet to a 5/8" iron rod set for corner; Thence North 86°33;57" West, a distance of 54.99 feet to the point of BEGINNING

Parcel B: BEGINNING at a 5/8" iron rod set with a red plastic cap stamped "PBS&J", in the South right-of-way line of F.M. 544 (120' R.O.W), from whence a 5/8" iron rod found as the Southeast corner of a called 9.9031 acre tract of land, Thence South 70°31'38" East, along the South right-of-way line of said F.M. 544, a distance of 1073.1 feet to a 5/8" iron rod set for corner; Thence South 40°24'59" West, a distance of 815.07 feet; Thence North 51°56'14" West, a distance of 287.78 feet; Thence North 02°57'23" West, a distance of 521.15 feet; Thence North 53°19'38" West, a distance of 225.85 feet; Thence North 17°03'25" West, a distance of 150.54 feet to the Point of BEGINNING

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Kevin C. Long, Acting Chief  
Engineering Management Branch  
Mitigation Directorate